

EST. 1904

KLAUSSONI KOMMIVABRIK

KALAMAJA

Construction
details



ENDOVER

From an old factory to modern homes full of character



The street-side building dating from 1904 is being reconstructed with an eye for detail, while a new-build inspired by industrial architecture is being erected in the courtyard. The different buildings nevertheless have one or two things in common – their loft-type apartments are marked out by their high ceilings and chequered windows, for a start, while many of the apartments come with their own private terrace.

The building was designed by Arhitektuuribüroo Luhse & Tuhala.



RECONSTRUCTION

The sandstone walls of the existing buildings will be preserved in the course of the reconstruction work. The walls between the apartments will be made from stone. New stairwells will be designed in accordance with the new floor plans. New technical systems will be constructed for the building: the heating system, water supply and sewage network, high- and low-current system and ventilation system will all be replaced in full. Highly efficient heat-retaining doors and windows will be installed throughout.

EXTERIOR

The exterior of the buildings will gain a contemporary Scandinavian feel while retaining elements of their history. Traditional, distinguished, long-lasting materials characteristic of the architecturally and historically valuable part of Kalamaja will be used in the finishing. The exterior of the Aalto building will feature sandstone, brick and timber boarding, with the walls also being partially rendered. Its original sandstone walls will be showcased, and it will also display arched lintels made from red brick. Adding to the aesthetics of both buildings will be chequered, triple-glazed, timber-framed windows. All of the 1st-floor apartments overlooking the courtyard will have cosy terraces.

A former candy factory becomes a new home marked out by Scandinavian brightness



INTERIOR FINISH

The entire building will receive a contemporary, high-quality interior solution. Apartments will be sold fully finished. Two standard and two premium packages are available. The premium packages are subject to an additional fee. The Aalto building will partially display its original sandstone walls, which will be sandblasted clean. The ceilings in the apartments will feature partially painted reinforced concrete panels.

HEATING, COOLING & VENTILATION

An underfloor heating system will be installed in the building based on district heating. Temperatures will be adjustable in each room using the regulators on the walls. Bathrooms will have electric floor heating. The 1st-floor apartments will also have radiators. Apartment-based heat-recovery ventilation is planned for the building.

An echo of history in the details



ELECTRICITY & LOW CURRENT

An electrical system and CAT network (for television and computers) will be established in each apartment according to the designs. Lights will be installed in sanitary rooms; other rooms will be installation-ready, again according to the designs. Power points and light switches will be installed in accordance with the designs and the interior finish package. An intercom system is also to be installed in the building, including at the front gate.

PARKING & STORAGE

Parking will be available in the enclosed courtyard, with access from Jahu Street. The courtyard will also have a storage area for bicycles, and a store room (with walls and doors made from timber) will be available for each apartment. The store rooms are planned for the 1st floor stairwell area of the Aalto building.